

UPTOWN NEWPORT

Planning Commission Hearing
August 22, 2013



- **February 26, 2013:**

- City Council approved the Uptown Newport Planned Community Development Plan including:

- Land Uses, Development Standards & Procedures (LUDS&P)
 - Design Guidelines
 - Phasing Plan

- **Prototypical Building Elevations**

- Item 8 of LUDS&P, Section 4.1.1 specified the Applicant shall provide "prototypical building elevations that clearly demonstrate the architectural style of all structures, illustrate exterior materials, exterior colors and building heights."

- **Master Site Improvement Plan**

- The Project Applicant agreed to return at a later date with Master Site Improvement Plans, the implementation of which will be the responsibility of the Master Developer.



February 9, 2013 Master Plan

INTRODUCTION

- **August 22, 2013 Planning Commission Hearing**

- Prototypical exterior building elevations for Phase 1 have been designed, with material options
- Master Site Improvement Plans have been completed
- Plans have been submitted to City staff for review

INTRODUCTION

- **Site Development Review**

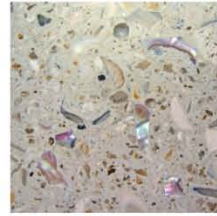
- Community Development Director will review Site Development Review applications for consistency with Design Guidelines
- If building design is in substantial conformance with Design Guidelines, Community Development Director may approve or conditionally approve a Site Development Review application
- If applicant elects to make substantial changes to the building design, the revised design would need to be approved by the Planning Commission in a public hearing



Phase 1 & 2 Landscape Improvements

MASTER SITE IMPROVEMENTS

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Phase 1 Park

MASTER SITE IMPROVEMENTS

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Seating with
Shade
Sand Volleyball
or Hard Court

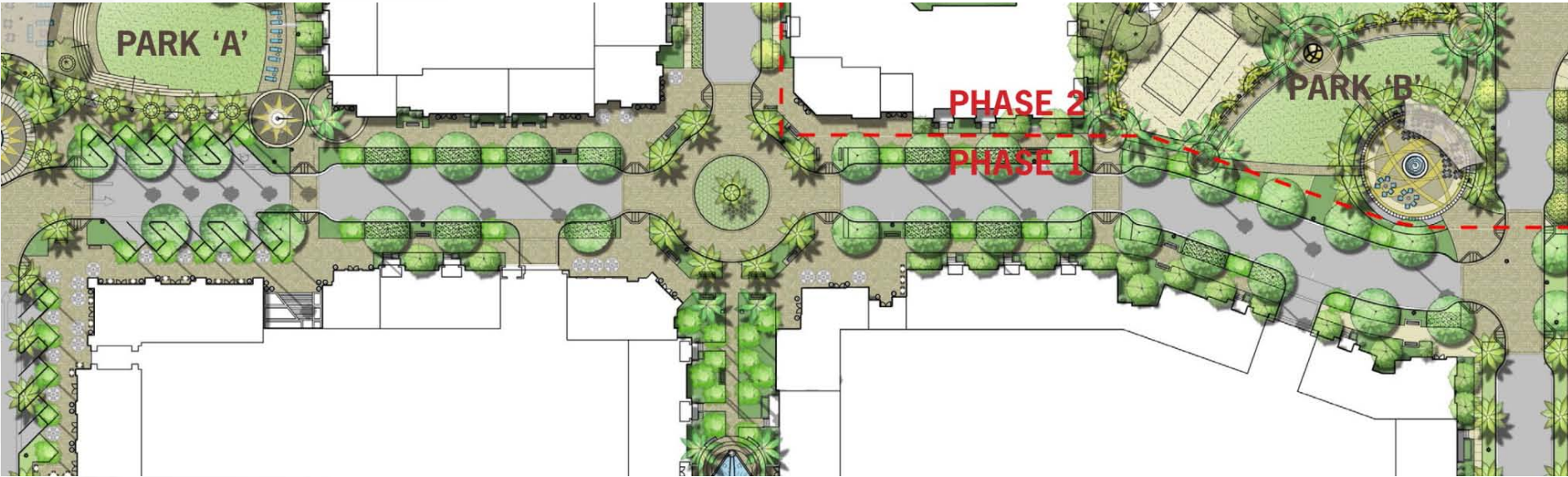


Bocce Ball Courts
Art Installation
Overhead Shade /
Barbecue Area
Fountain
Courtyard
Fire Feature

Phase 2 Park

MASTER SITE IMPROVEMENTS

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Spine Street

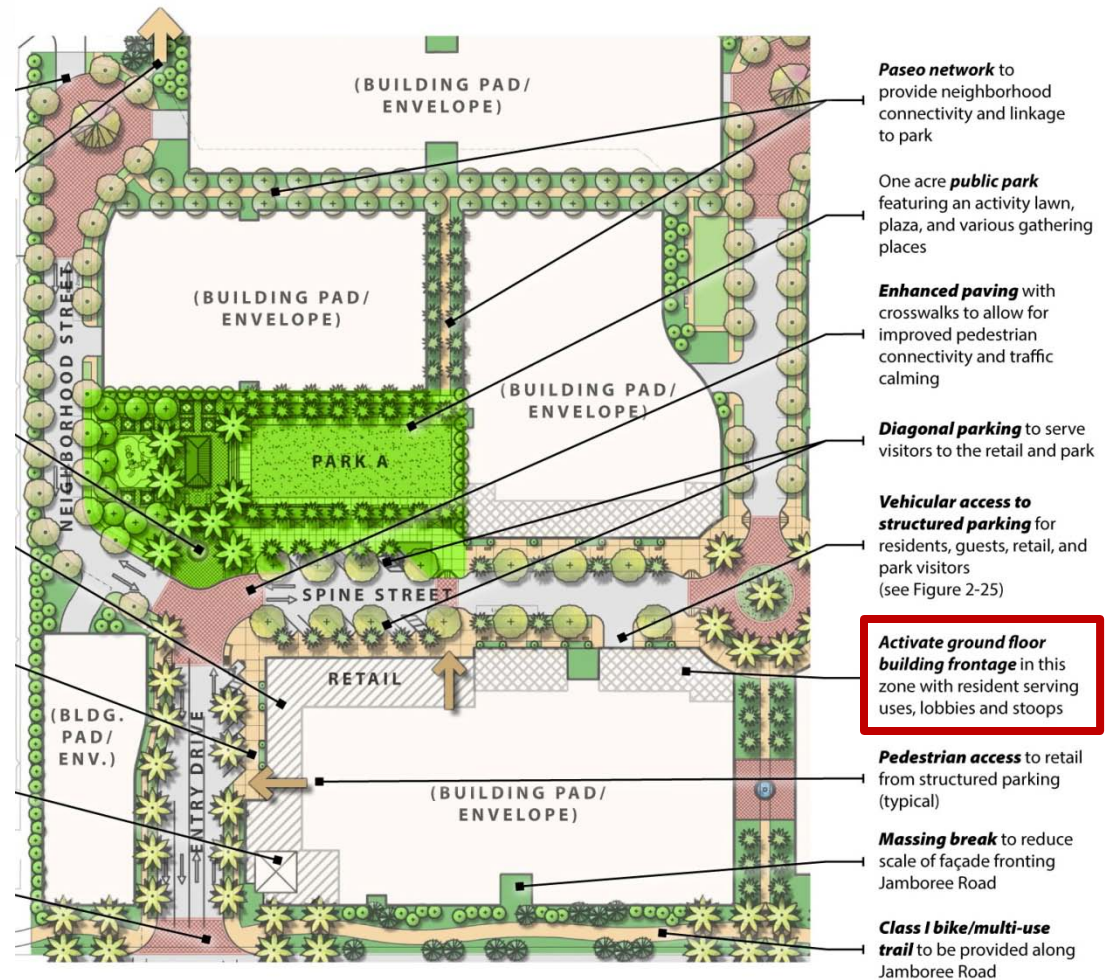
MASTER SITE IMPROVEMENTS

•Street Activators:

- Resident Serving Facilities
- Retail
- Lobbies
- Stoops
- First Floor Patios
- Leasing Offices

“Although these elements will be provided throughout Uptown Newport, special emphasis will be given to activating the street level of buildings facing the Spine Street.”

- Design Guidelines Section 3.3.6



Design Guidelines Figure 2-18

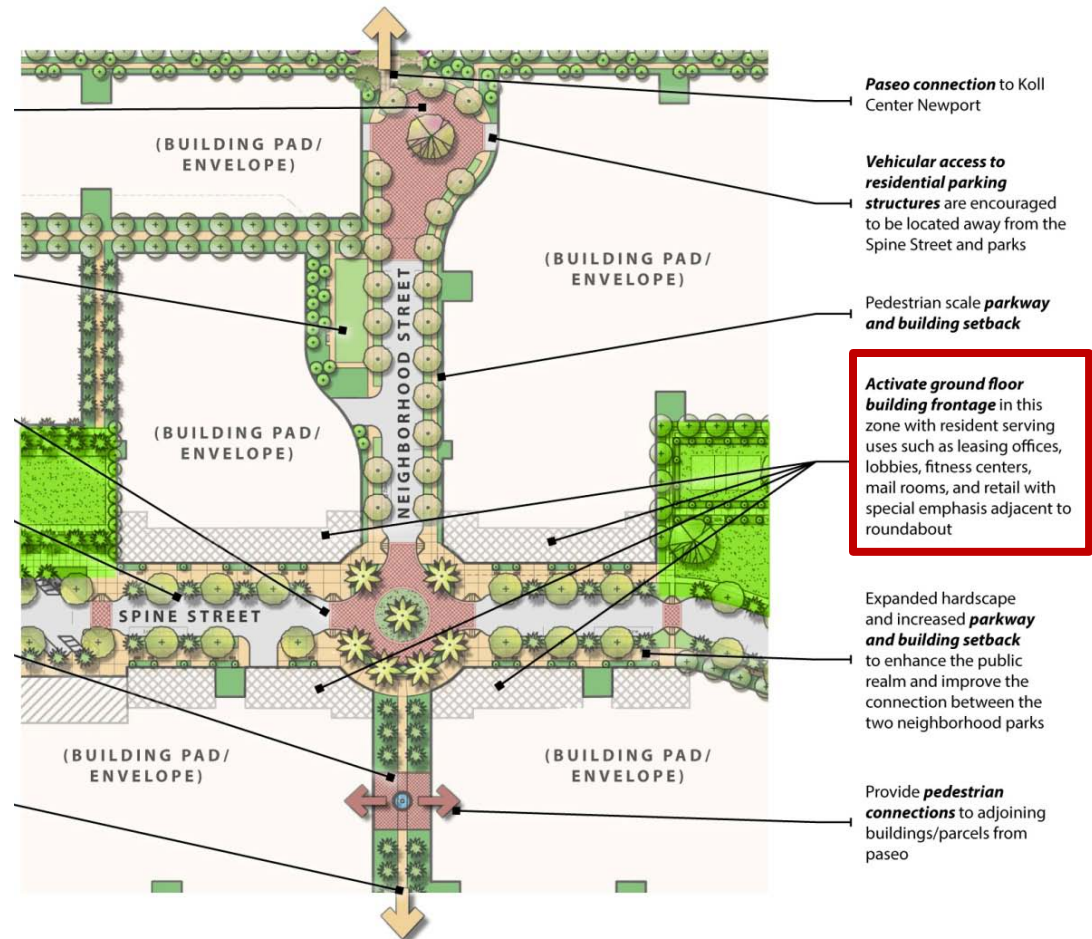
ARCHITECTURE

•Street Activators:

- Resident Serving Facilities
- Retail
- Lobbies
- Stoops
- First Floor Patios
- Leasing Offices

“Although these elements will be provided throughout Uptown Newport, special emphasis will be given to activating the street level of buildings facing the Spine Street.”

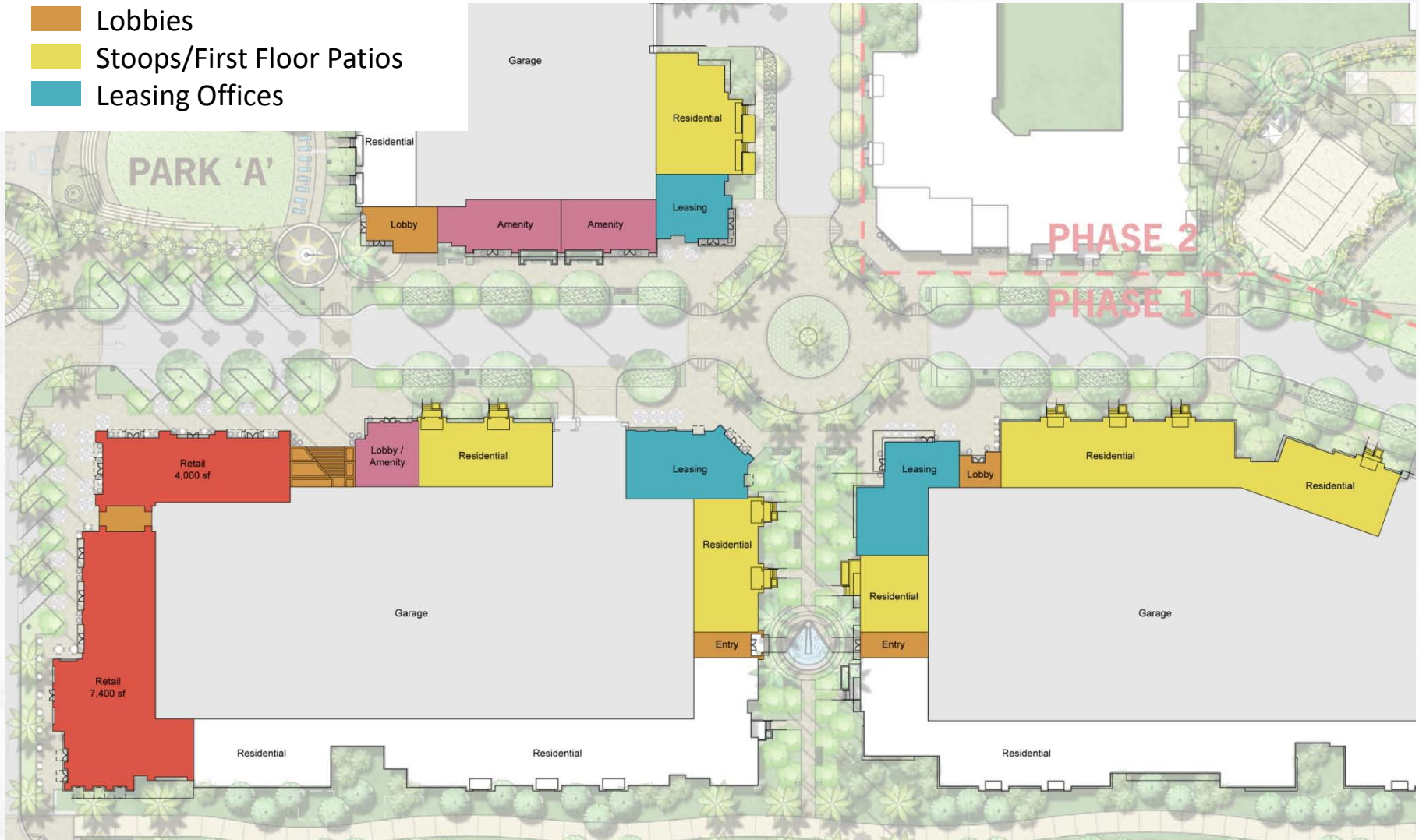
- Design Guidelines Section 3.3.6



Design Guidelines Figure 2-19

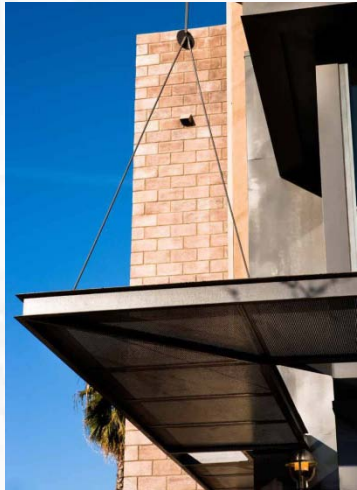
ARCHITECTURE

- Resident Serving Facilities
- Retail
- Lobbies
- Stoops/First Floor Patios
- Leasing Offices



Ground Floor Street Activators

ARCHITECTURE



- Consistency with Design Guidelines**

- Elevations were designed based on the principles established in the approved Design Guidelines

- Consistency with surroundings**

- Buildings were designed to complement the commercial and industrial context surrounding the site

- Diversity within the project**

- A diversity of architectural styles has been provided to create an eclectic environment consistent with other areas of Newport Beach

- Input from staff/commission**

- Incorporated design changes based on feedback received from Planning Commissioners

Design Process

ARCHITECTURE



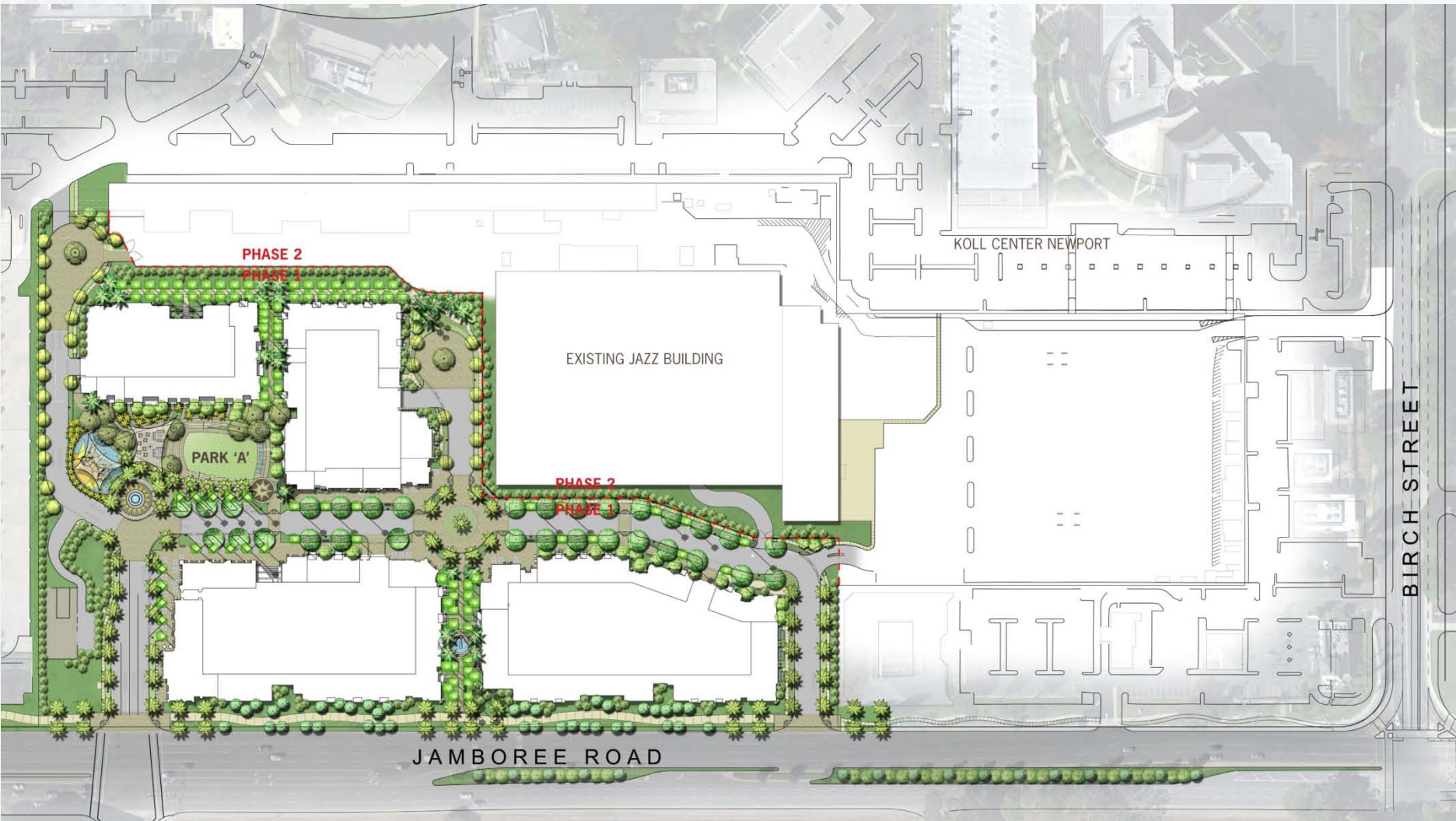
Site Context

ARCHITECTURE



Site Context

ARCHITECTURE



Phase 1 Site Plan

ARCHITECTURE



Building 1

ARCHITECTURE



Building 1

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN

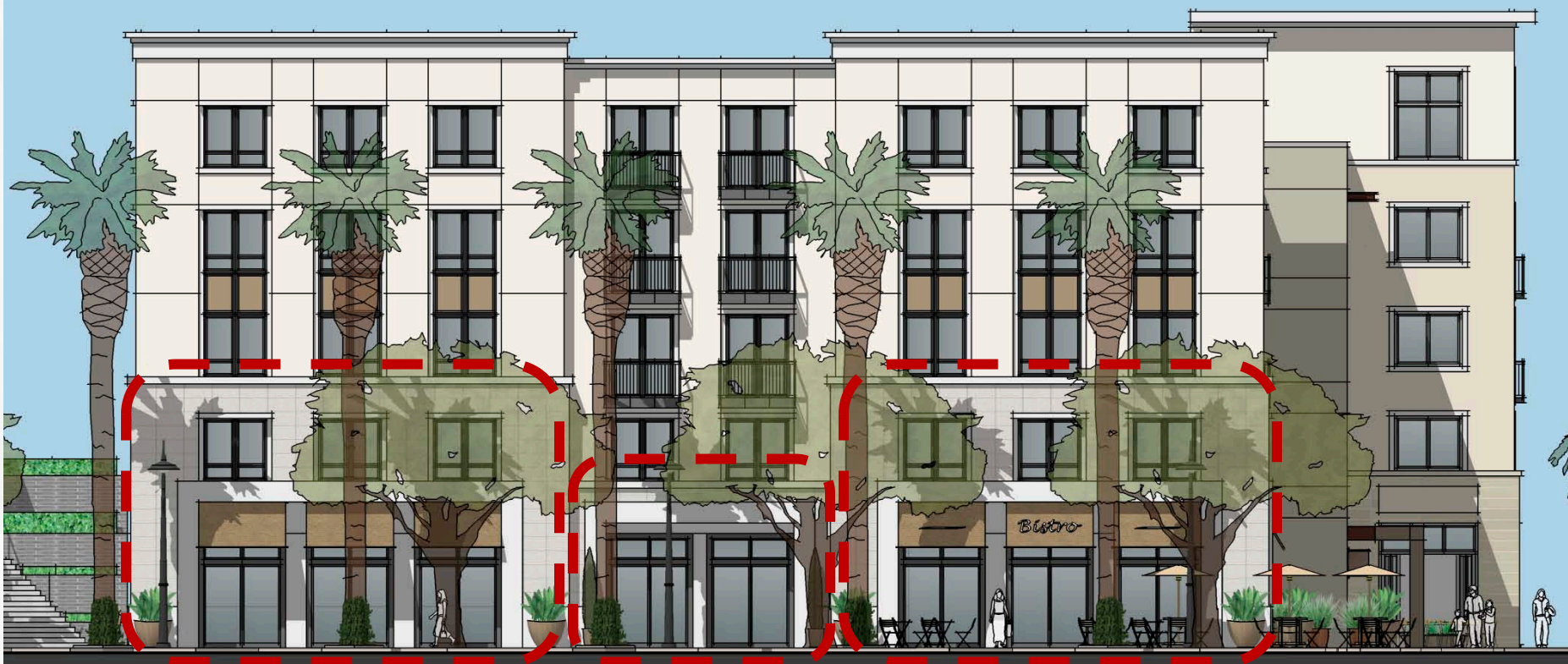


Enhanced materials may include stone, tile, limestone plaster, smooth plaster

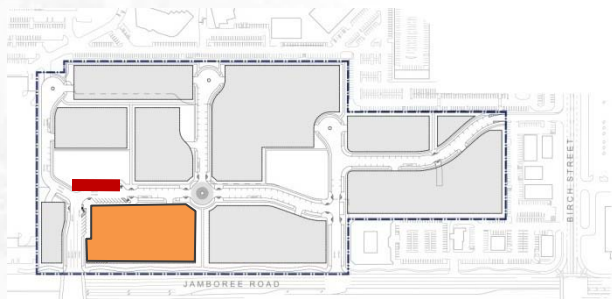


Building 1

ARCHITECTURE



Enhanced materials may include stone, tile, limestone plaster, smooth plaster



Building 1

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



NOTES

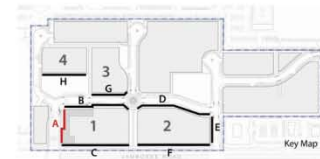
- 1: COMMUNITY FOCAL POINT WITH ENHANCED BASE AND VARIED WINDOW DETAILING AT DIFFERENT FLOORS
- 2: VARIATION IN STOREFRONTS AND DETAILING AT BASE
- 3: PEDESTRIAN ACCESS TO RETAIL FROM GARAGE
- 4: ONE-STORY STEP DOWN
- 5: RECESSED BALCONIES
- 6: HIGHER CEILING WITH TALLER GLASS
- 7: TRIM AT COLOR CHANGE; BASE/ MIDDLE/TOP PROPORTION
- 8: JULIET BALCONIES
- 9: COMMUNITY FOCAL POINT WITH ENHANCED MATERIALS AND EXPANDED GLASS AT CORNER
- 10: ENHANCED MATERIALS/FINISH (MAY INCLUDE STONE, TILE, LIMESTONE PLASTER, SMOOTH PLASTER)



BUILDING 1, ELEVATION A

PROTOTYPICAL BUILDING ELEVATIONS
Uptown Newport
 Uptown Newport LP

Date: 07-19-2013
 Scale: 3/32" = 1'

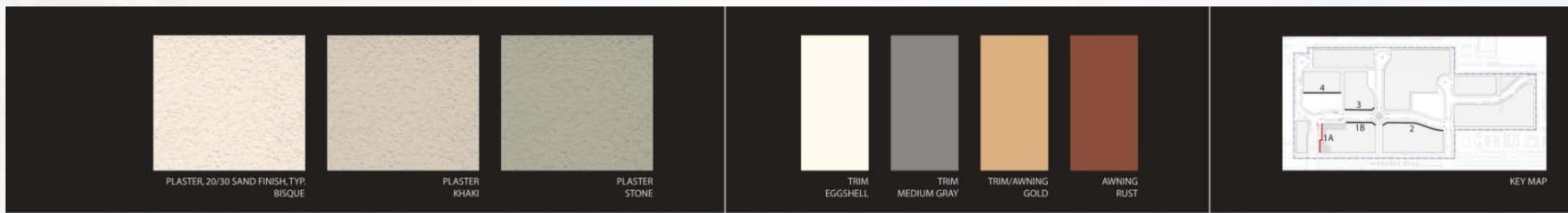


SHEET
A1
 3 OF 28

Building 1 - Typical Submittal Sheet

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



COLOR/MATERIAL SCHEME 1A



Building 1 – Colors & Materials

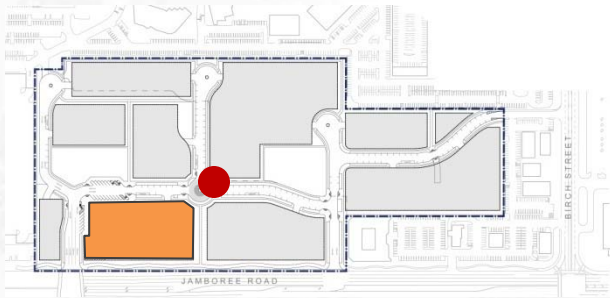
ARCHITECTURE



Building 1

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



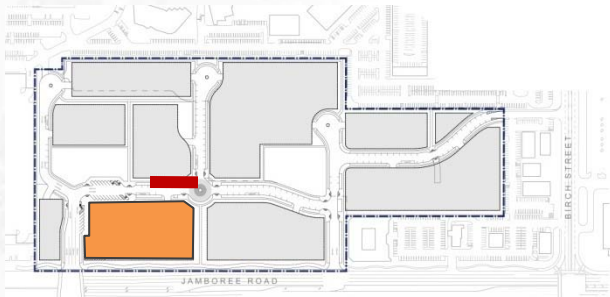
Building 1

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Enhanced materials may include brick, stone, tile, fiber cement panel, smooth plaster



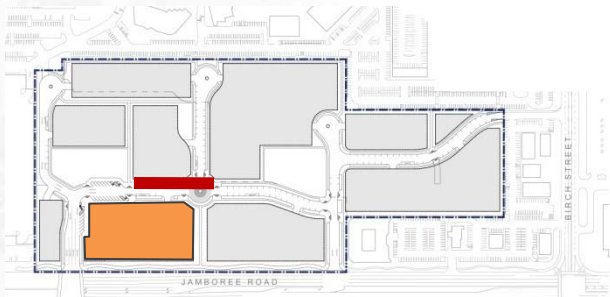
Building 1

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN

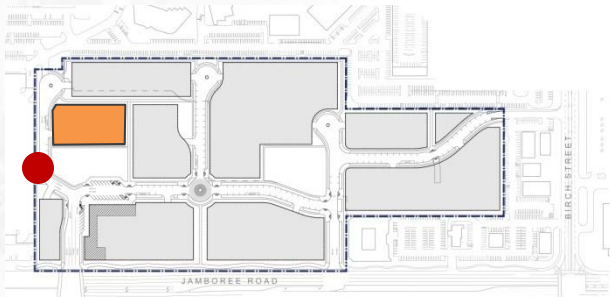


COLOR/MATERIAL SCHEME 1B



Building 1 – Colors & Materials

ARCHITECTURE



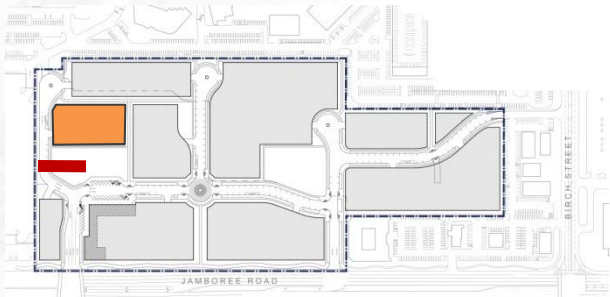
Building 4

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Enhanced materials may include stone, tile, fiber cement siding, smooth plaster



Building 4

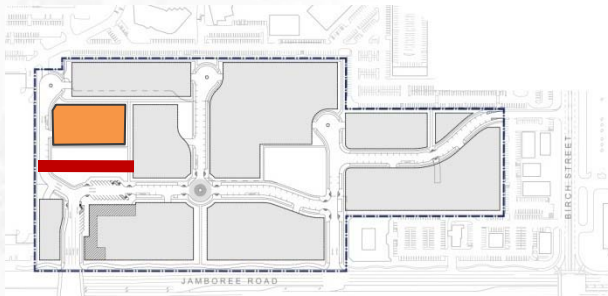
ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



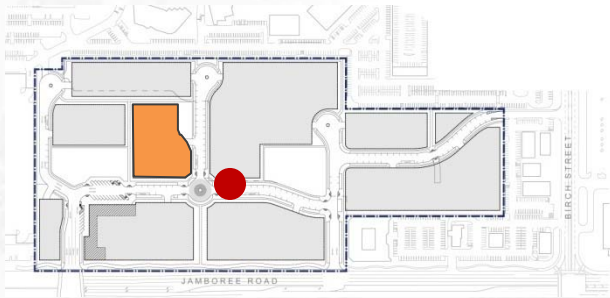
ENHANCED MATERIAL AREAS

COLOR/MATERIAL SCHEME 4



Building 4 – Colors & Materials

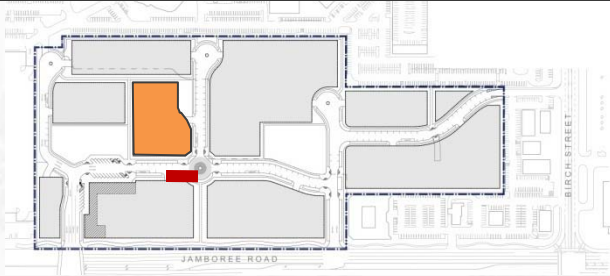
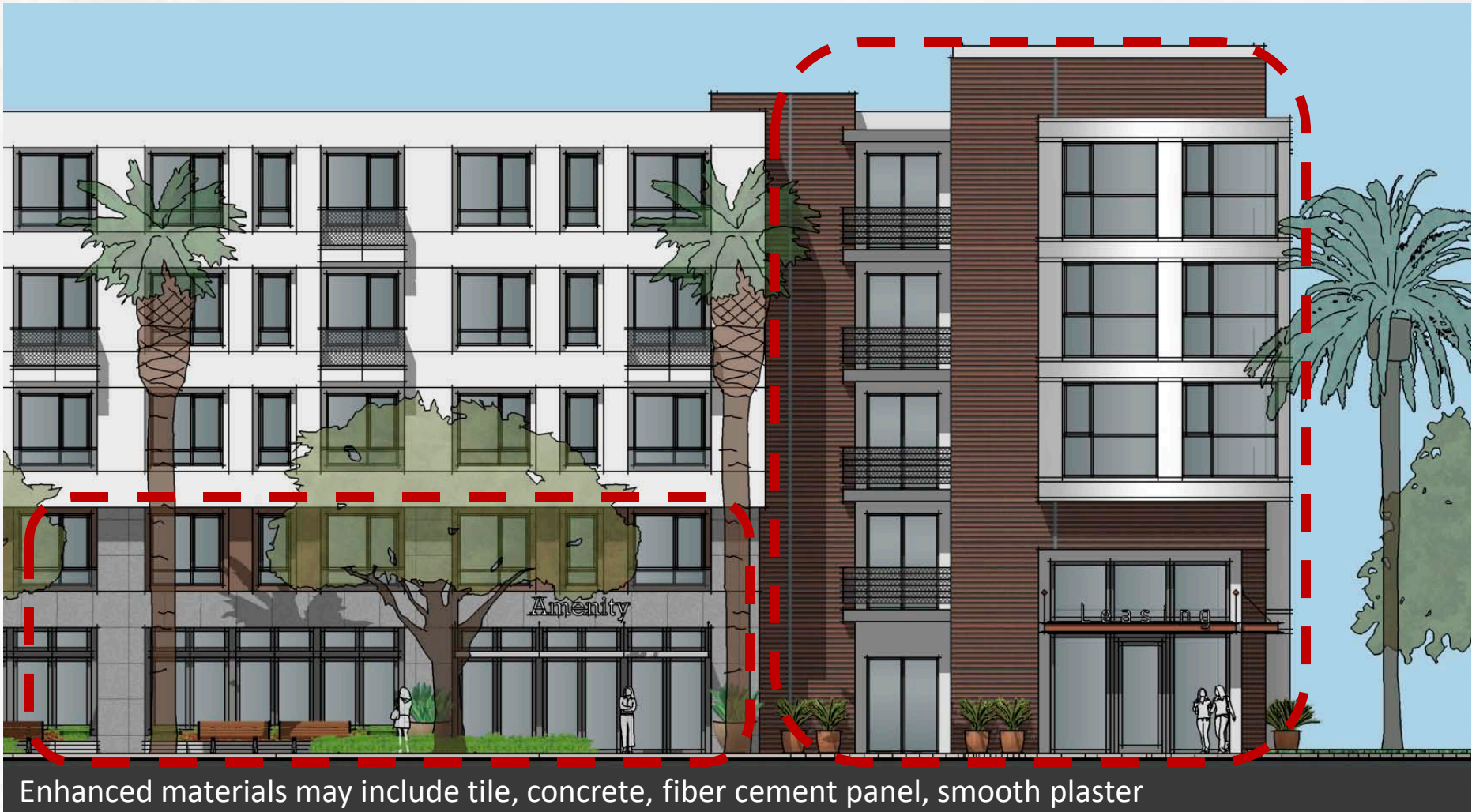
ARCHITECTURE



Building 3

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 3

ARCHITECTURE



PLASTER, 20/30 SAND FINISH, TYP.
WARM WHITE



PLASTER
RED CLAY



TRIM/AWNING
GRAY



AWNING
RED CLAY



KEY MAP



ENHANCED MATERIAL AREAS

COLOR/MATERIAL SCHEME 3



ENHANCED MATERIAL
OPTION 1



COMPOSITE WOOD PANEL
WARM RED



ENHANCED MATERIAL
OPTION 2

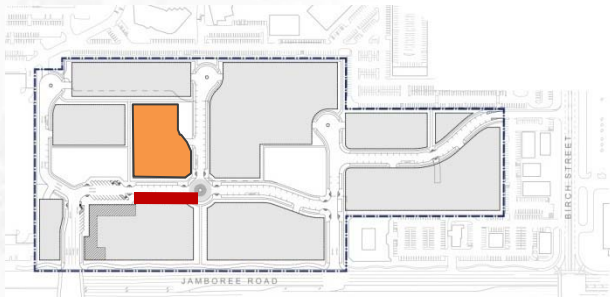


FIBER CEMENT PANEL
RED



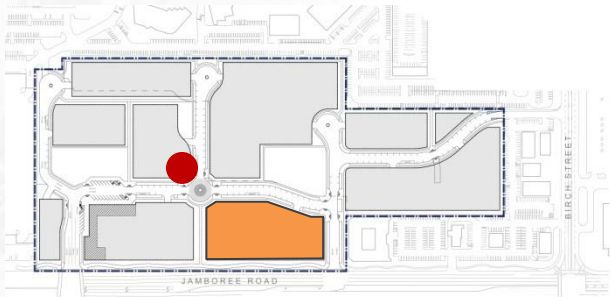
ENHANCED MATERIAL
OPTION 3

CERAMIC TILE
TEXTURED GRAY



Building 3 – Colors & Materials

ARCHITECTURE



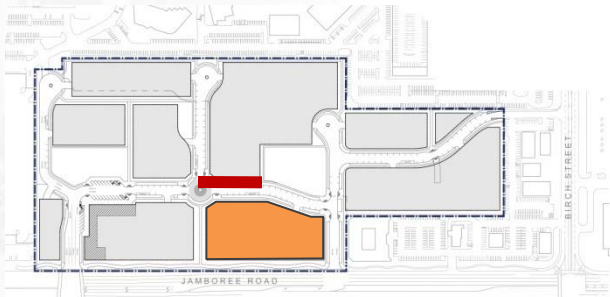
Building 2

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Enhanced materials may include tile, fiber cement panel, metal panel, limestone plaster, smooth plaster

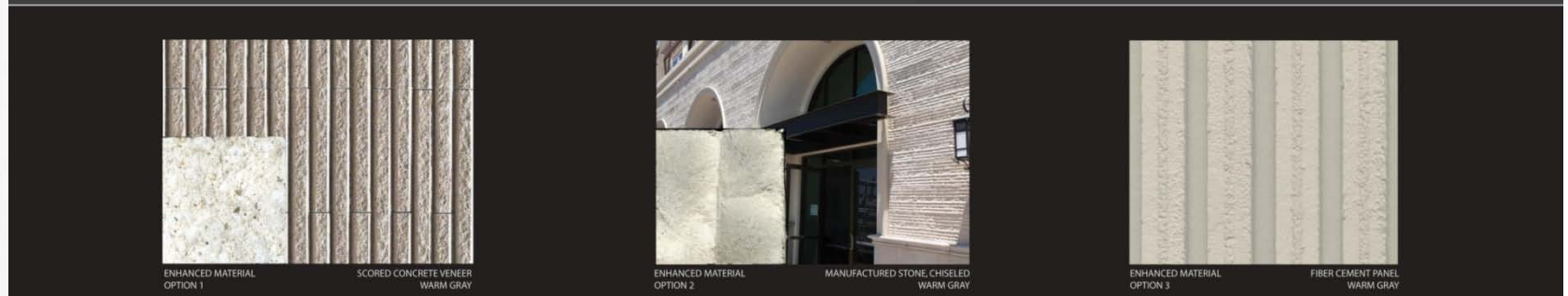


Building 2

ARCHITECTURE



COLOR/MATERIAL SCHEME 2



Building 2 – Colors & Materials

ARCHITECTURE



Building 2

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 2

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



UPTOWN NEWPORT SITE PLAN

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN

